

# Memorandum



**Date:** April 25, 2016

**To:** Nathan Kogon, Assistant Director  
Development Services  
Department of Regulatory and Economic Resources (RER)

**From:** Maria A. Valdes, CSM, LEED® Green Associate *Maria Valdes*  
Chief, Comprehensive Planning & Water Supply Certification Section

**Subject:** Zoning Application Comments - Melissa Wolin TR, Ponce de Leon  
Application # Z2015000121 - (Pre-Appl. # Z15P-174) – (REVISION # 3)

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The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find comments for the subject application. The information provided below is preliminary and it does not affect the Zoning process. The applicant is advised to consult with their engineer and the WASD Plans Review staff to finalize points of connection and capacity approval.

Application Name: Melissa Wolin TR, Ponce de Leon

Location: The subject project is located at 7677 Ponce de Leon Road with Folio No. 30-4131-009-0120, in unincorporated Miami-Dade County.

Proposed Development: Rezoning from EU-1 to EU-S or request Non-use variance to permit two lots with an area of 0.61 acres each and Non-use variance to permit two lots with a minimum frontage of 100' each. A single family residence is proposed for each lot. The existing single family residence will be demolished. Assuming that each proposed single family residence is less than 3,000 sq. ft., the total water demand will be 440 gpd.

Water: The subject project is located within WASD's service area. The source of water for the project is the Alexander-Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed development consistent with Policy WS-2 A (1) of the CDMP.

There is an existing 12-inch water main along Ponce de Leon abutting the property where the developer may connect to provide water service for one of the two future single family residence. There is another existing 8-inch water main along S.W. 76<sup>th</sup> street to where the developer may connect and extend a new 8-inch water main southerly to the property, providing frontage, to provide water service for the other proposed single family residence. Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

A Water Supply Certification (WSC) from WASD will be required for all future development. Said Certification will be issued at the time the applicant request connection to the water system. The Certification is required to assure adequate water supply is available to all water users of the WASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the WSC Program, please go to:  
<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, the future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. Also, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of the Miami-Dade County Code.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to:

<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. There is no sewer infrastructure in the vicinity of the subject application. The existing property is currently on septic.

Below please find additional links to the WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.